



**6a Thaxted Place, Swan View**



## Another one SOLD!

GOOD AS NEW, NEAT AS A PIN

This lovely home has just been made over to an extremely high standard with new carpets, new light fittings and window treatments plus fresh paint throughout. Also, a bonus big-ticket item is the installation of a new pergola. All in all, this duplex half is effectively as good as new and ready for you to move into at this very affordable price and enjoy the care-free lifestyle.

From its elevated position with easy care tiered garden beds, the home would suit the professional couple, young family or downsizers. Investors should also take note as this would be a great opportunity to acquire a property that is just that 'cut above' and then wait for the market to pick up to realise it's capital growth.

Boasting an impressive location on the Greenmount border within a small cul-de-sac and surrounded by quality homes, the property enjoys an elevated position presiding over its surrounds. It is within walking distance to Brown Park and conveniently located for all amenities, shops, transport and schools.

The lounge is located at the front of the property and has large bay window enhanced by new roller blinds and the master bedroom with semi ensuite is adjacent. Higher than normal ceilings give a feel of spaciousness and the décor is neutral, creating a relaxing ambience.

The well apportioned kitchen overlooks the dining area with the secondary bedrooms and laundry located to the rear of the property. Fully ducted air-conditioning and a designated store room accessed externally are great added extras.

To the backyard are 2 separate garden areas for you to enjoy. Use one for entertaining and the other to grow veggies or create a great play space for the kids or pets.

The front elevation is equally as impressive and has a federation appeal with

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<b>Price</b>	SOLD for \$330,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1802
<b>Land Area</b>	422 m2

### Agent Details

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colorbond awning. There is a lock up garage and plenty of extra driveway parking including a separate paved area for guests to park.

The beauty of this home is such that low maintenance and a 'lock up and leave lifestyle' it is not at the expense of space, as this property is extremely well laid out.

Do not delay in booking your appointment to view this one as there is so much on offer and represents great value for money.

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